

Certificate of Ownership and Dedication

I HEREBY CERTIFY THAT I AM OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE CITY OF CONCORD, AND THAT I HEREBY SUBMIT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MINIMUM SETBACK LINES, AND DEDICATE TO PUBLIC USE ALL AREAS SHOWN ON THIS PLAN AS STREETS, WALKS, PARKS, OPEN SPACE AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE, AND THAT I WILL MAINTAIN ALL SUCH AREAS UNTIL ACCEPTED BY THE CITY OF CONCORD, AND FURTHER THAT I HEREBY GUARANTEE THAT I WILL CORRECT DEFECTS OF FAILURES OF IMPROVEMENTS IN SUCH AREAS FOR A PERIOD OF ONE (1) YEAR COMMENCING AFTER A CERTIFICATE OF APPROVAL HAS BEEN EXECUTED BY THE CITY, OR AFTER FINAL ACCEPTANCE OF REQUIRED IMPROVEMENTS, WHICHEVER OCCURS LATER.

OWNER

Certificate of Streets, Water and Sewer System Approval and Other Improvements
I HEREBY CERTIFY THAT ALL STREETS, STORM DRAINAGE SYSTEMS, WATER AND SEWER SYSTEMS AND OTHER IMPROVEMENTS HAVE BEEN DESIGNED AND INSTALLED, OR PRIOR INSTALLATION GUARANTEED, IN AN ACCEPTABLE MANNER AND ACCORDING TO SPECIFICATIONS AND STANDARDS OF CONCORD AND THE STATE OF NORTH CAROLINA IN THE RIVERWALK PHASE 2B, MAP 1 SUBDIVISION.

DIRECTOR OF ENGINEERING

Certificate of Final Plat Approval

IT IS HEREBY CERTIFIED THAT THIS PLAT IS IN COMPLIANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF CONCORD AND THEREFORE THIS PLAT HAS BEEN APPROVED BY THE CONCORD CITY COUNCIL, OR THEIR DESIGNATED REVIEW COMMITTEE, SUBJECT TO ITS BEING RECORDED WITH THE CABARRUS COUNTY REGISTER OF DEED WITHIN THIRTY (30) DAYS OF THE DATE BELOW.

2/10/04 J. Jeffrey Young
DIRECTOR OF PLANNING
2/13/04 Allen M. Berry
CITY ATTORNEY

Certificate of Fee Payment

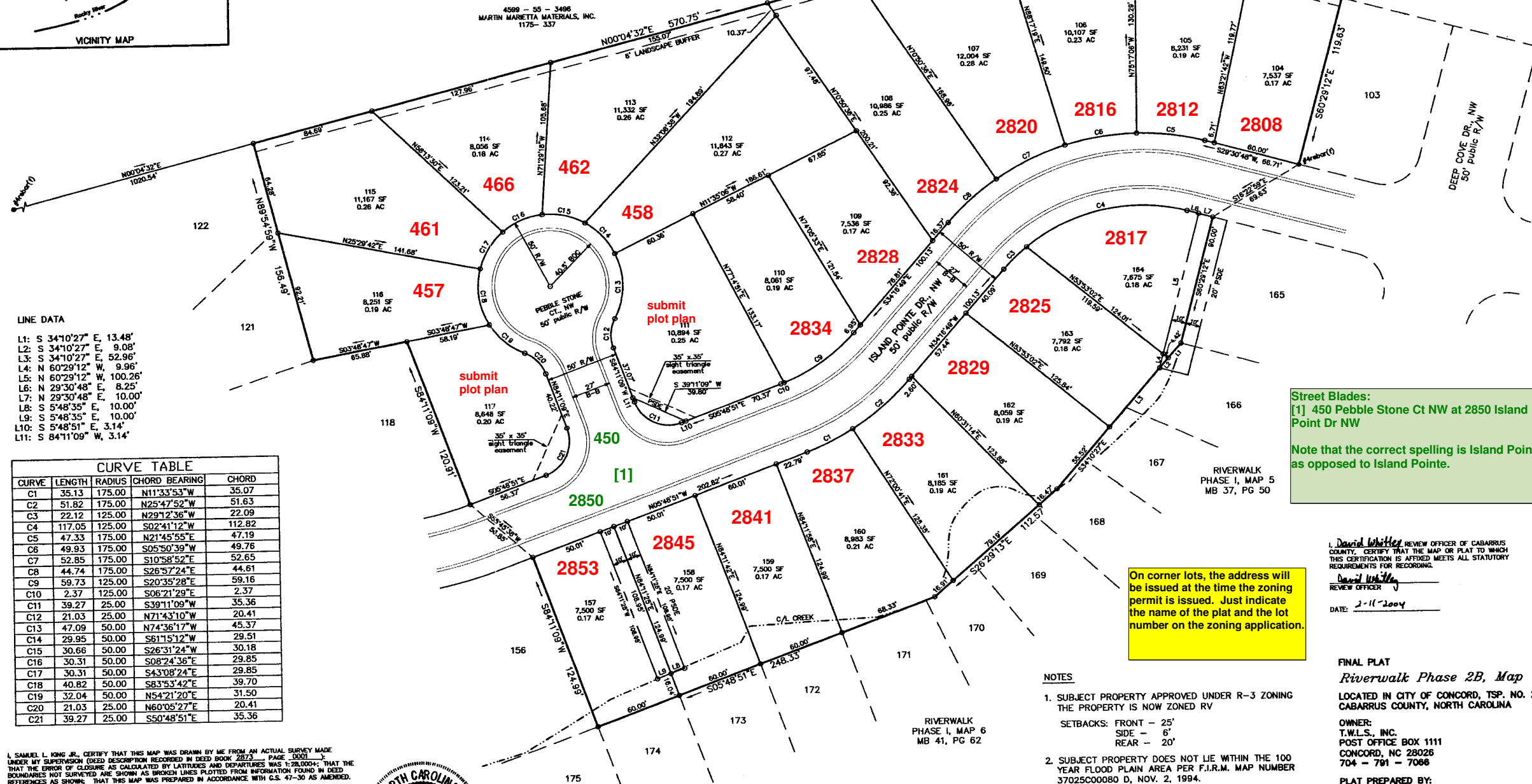
I HEREBY CERTIFY THAT THE FEES FOR THE RIVERWALK PHASE 2B, MAP 1 SUBDIVISION HAVE BEEN PAID, OR THAT THE FEES ARE NOT APPLICABLE.

2/10/04 J. G. Allen
FINANCE DIRECTOR

Certificate of Electric Distribution System Approval

I HEREBY CERTIFY THAT THE ELECTRIC DISTRIBUTION SYSTEM HAS BEEN DESIGNED AND INSTALLED IN AN ACCEPTABLE MANNER AND IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF CONCORD IN THE RIVERWALK PHASE 2B, MAP 1 SUBDIVISION.

2/11/04 W. L. Allen
DIRECTOR OF ELECTRIC SYSTEMS



Street Blades:
[1] 450 Pebble Stone Ct NW at 2850 Island Point Dr NW

Note that the correct spelling is Island Point as opposed to Island Pointe.

On corner lots, the address will be issued at the time the zoning permit is issued. Just indicate the name of the plat and the lot number on the zoning application.

I, David Whitley, REVIEW OFFICER OF CABARRUS COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

David Whitley
REVIEW OFFICER
DATE: 2-11-2004

NOTES

- SUBJECT PROPERTY APPROVED UNDER R-3 ZONING THE PROPERTY IS NOW ZONED RV
SETBACKS: FRONT - 25'
SIDE - 6'
REAR - 20'
- SUBJECT PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AREA PER F.I.R.M. MAP NUMBER 37025C00080 D, NOV. 2, 1994.
- SITE CALCULATIONS
TOTAL AREA = 5.50 ACRES
TOTAL LOTS = 22
ACREAGE IN LOTS = 4.55 ACRES
ACREAGE IN R/W'S = 0.95 ACRES
LINEAR FEET IN ISLAND POINTE DR., NW = 595'
LINEAR FEET IN PEBBLE CT., NW = 190'
- NEW IRON PINS SET AT ALL LOT CORNERS UNLESS OTHERWISE DESCRIBED.

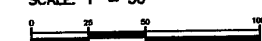
FINAL PLAT

Riverwalk Phase 2B, Map 1
LOCATED IN CITY OF CONCORD, TSP. NO. 2
CABARRUS COUNTY, NORTH CAROLINA

OWNER:
T.W.L.S., INC.
POST OFFICE BOX 1111
CONCORD, NC 28026
704 - 781 - 7066

PLAT PREPARED BY:
KING ENGINEERING OF CONCORD, INC.
P. O. BOX 904
CONCORD, NC 28026
704 - 786 - 5464

JANUARY 12, 2004
JOB NUMBER: 04000
SCALE: 1" = 50'



I, SAMUEL L. KING JR., CERTIFY THAT THIS MAP WAS DRAWN BY ME FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 2873, PAGE 0001); THAT THE CITY OF CONCORD WHICH HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND, THAT THE ERROR OF CLOSURE AS CALCULATED BY LATITUDES AND DEPARTURES WAS 1:28,000; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS DOTTED LINES PLOTTED FROM INFORMATION FOUND IN DEED RECORDS AS SHOWN; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

WITNESS MY HAND AND OFFICIAL SEAL THIS 5th DAY OF Feb. 2004.

Samuel L. King Jr.
Samuel L. King Jr.
LICENSE NO. L-3089

THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE CITY OF CONCORD WHICH HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

Samuel L. King Jr.
PROFESSIONAL LAND SURVEYOR LICENSE NO. L-3089



- LEGEND
- PROPERTY LINE
 - RIGHT OF WAY LINE
 - LINE FROM DEED OR PLAT
 - SET IRON PIN (Archer)
 - EXISTING MONUMENTATION AS DESCRIBED
 - PUBLIC STORM DRAINAGE EASEMENT
 - SANITARY SEWER EASEMENT
 - NO MONUMENT FOUND OR SET